

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between Reeves Williams, LLC, a Limited Liability Company, Grantor, and Lauren R. Meyers and Santiago Cavanagh, wife and husband, Grantees,

## WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantees to the Grantor, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantees, as tenants by the entirety with full right of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DESOTO, State of Mississippi, and more particularly described as follows, to-wit:

Lot 85, Section B, Pecan Ridge Subdivision, situated in Section 26, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 82, Page 48, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

STATE MS.-DESOTO CO. *BC*DEC 18 4 08 PM '03 *AL*460 PG 643  
F. DAVIS CH. CLK.

3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 17th day of December, 2003.

Reeves Williams, LLC

Dianne Ross  
Dianne Ross, Assistant Vice-President

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named Dianne Ross, who acknowledged to me that she is the Assistant Vice-President of the corporation known as Reeves Williams, LLC, a Limited Liability Company and that for and on behalf of said corporation and as its act and deed she signed and delivered the foregoing instrument of writing on the day and year therein mentioned, she having been first duly authorized to do so.

GIVEN under my hand and official seal on this the 17th day of December, 2003.

( S E A L )

My Commission Expires:



Freda R. Buckingham  
NOTARY PUBLIC

ADDRESS OF GRANTOR:  
8727 Northwest Drive  
Southaven, Mississippi 38671  
Home: None  
Work: 662-393-4250

ADDRESS OF GRANTEEES:  
10638 Pecan Meadow Drive North  
Olive Branch, Mississippi 38654  
Home: 901-854-8723  
Work: 901-259-1834

**PREPARED BY AND RETURN TO:**  
**HOLCOMB DUNBAR, P.A.**  
**P. O. BOX 190**  
**SOUTHAVEN, MS 38671-0190**  
**(662) 349-0664**

**FILE# 803739/JSM**